

The regular meeting of the Farr West Planning Commission was held on Thursday, June 11, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Joe Markland, Ken Phippen and Bruce Allen. Ted Black and Phil Owen were excused. City Council members present were Ava Painter, Paul Dinsdale and Boyd Ferrin. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Bonnie Beal led in the Pledge of Allegiance. John Stewart offered a prayer.

#1 – Public Comments

There were no public comments.

#2 - Follow-up and Approval of Minutes dated May 14, 2015

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATED May 14, 2015. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#3 – Report from City Council

Ava Painter reported the City Council held two public hearings, one to adjust the current year budget and the other to consider approval of the new-year budget. Ava then reported the council then approved a business license for Olympus Fireworks and approved an ordinance amending the personnel policy. The council then reported on their assignments, paid the bills and adjourned.

#4 – Motion – Site Plan Approval – Questar Gas Company Regulator Station located at 3178 North Pelican Dr. – Doug Rogers

John Stewart commented Mr. Rogers called and was stuck out of state due to weather issues.

KEN PHIPPEN MOTIONED TO TABLE SITE PLAN APPROVAL OF A REGULATOR STATION FOR QUESTAR GAS COMPANY LOCATED AT 3178 NORTH PELICAN DRIVE. JOE MARKLAND SECONDED THE MOTION. JOE MARKLAND AND KEN PHIPPEN VOTED NAY WITH BRUCE ALLEN AND BONNIE BEAL VOTING AYE. JOHN STEWART VOTED NAY, MOTION FAILS.

John Stewart stated he felt like if the commission had enough information to move forward, he would like to see them take action where Questar Gas is trying to get started on construction of the site. Ken Phippen asked if the ownership has been resolved. John stated the owner has signed off on the application and Questar is planning on renting the property from the owner until they can resolve ownership with the homeowner's mortgage company. John commented he has talked with Ryan Shaw on that and he did not foresee any problems. Lou Best stated he would have concerns with how the rental agreement is written and asked John Stewart if he had

seen that. John stated he had not. Joe Markland how the agreement would affect the city, commenting he felt it would be an issue between Questar Gas and the property owner.

BRUCE ALLEN MOTIONED TO GRANT SITE PLAN APPROVAL OF A REGULATOR STATION FOR QUESTAR GAS COMPANY LOCATED AT 3178 NORTH PELICAN DRIVE CONTINGENT UPON THE PLANNING COMMISSION REVIEWING AND APPROVING THE RENTAL OR PURCHASE AGREEMENT. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Site Plan Approval – Allstar Refrigeration located at 1990 North 2000 West – Derrick Oman

Derrick Oman was present seeking site plan approval of Allstar Refrigeration. John Stewart stated he talked to Dean Ayala from Jones and Associates and he indicated Weber Fire District has approved the plan but would like to see the proposed fire hydrant moved to the south of the property. Bruce Allen asked what will happen with the residential home on the property because it is in the commercial zone. Mr. Oman commented it will be used as office space. John Stewart asked Mr. Oman to verify the existing fence height meets the six feet requirement. Derrick commented if it is any lower at any point, they will raise it to meet the minimum requirement.

KEN PHIPPEN MOTIONED TO GRANT SITE PLAN APPROVAL OF ALLSTAR REFRIGERATION LOCATED AT 1990 NORTH 2000 WEST WITH THE ALTERATION OF THE LOCATION OF THE FIRE HYDRANT BEING MOVED TO THE SOUTH. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Discussion/Action – Conditional Use Permit, Accessory Building located at 1265 West 1300 North (Lee Property) – Jared Clark

There was no one present on behalf of the Lee property.

KEN PHIPPEN MOTIONED TO SET TABLE ANY ACTION ON CONSIDERING THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING LOCATED AT 1265 WEST 1300 NORTH (LEE PROPERTY). JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion/Action – Recommend Appointment/Re-Appointment of Chair & Vice-Chair

Ken Phippen asked John Stewart if he was willing to continue serving as the chair, John stated he was.

KEN PHIPPEN MOTIONED TO RECOMMEND RE-APPOINTMENT OF JOHN STEWART AS PLANNING COMMISSION CHAIRMAN. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

KEN PHIPPEN MOTIONED TO RECOMMEND APPOINTING JOE MARKLAND AS VICE CHAIR. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#8 – Report on Assignments

Ken Phippen reported he has been working on the broadband study for the general plan. Ken stated he has a meeting scheduled with Comcast on Monday. Ken stated the role the city can plan in broadband expansion by notifying these companies as developments come in so they have the option to run their lines during the construction process rather than later when roads and lawns need to be torn up.

Bonnie Beal stated she is just finishing everything up on the general plan and then will get with Ken on getting them printed.

Joe Markland stated he met with Bonnie Beal and that they are working on the fence ordinance.

Bruce Allen stated he is looking for input from the Planning Commission on the sign ordinance he had sent out. John Stewart stated he would check with UDOT on the requirements they may have on signs.

John Stewart stated he is working on the escrow ordinance.

#9 - Adjournment

AT 7:46 P.M., BRUCE ALLEN MOTIONED TO ADJOURN THE MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____